

# ZONING DISTRICTS

## Who to contact:

Zoning, (608) 266-4551

### Residence Districts

- R1** Single-Family Residence District. See 28.08(2).
- R1-R** Rustic Residence District. See 28.08(12).
- R2** Single-Family Residence District. See 28.08(3).
- R2S** Single-Family Residence District. See 28.08(13).
- R2T** Single-Family Residence District. See 28.08(15).
- R2Y** Single-Family Residence District. See 28.08(16).
- R2Z** Single-Family Residence District. See 28.08(17).
- R3** Single- and Two-Family Residence District. See 28.08(4).
- R4** General Residence District. See 28.08(5).
- R4A** Limited General Residence District. See 28.08(11).
- R4L** Limited General Residence District. See 28.08(9).
- R5** General Residence District. See 28.08(6).
- R6** General Residence District. See 28.08(7).
- R6H** General Residence District. See 28.08(14).
- OR** Office-Residence District. See 28.08(8).
- RS** Residence Shoppe District. See 28.08(10).

### Commercial Districts

- C1** Limited Commercial District. See 28.09(2).
- C2** General Commercial District. See 28.09(3).
- C3** Highway Commercial District. See 28.09(4).
- C3L** Commercial Service and Distribution District. See 28.09(6).
- C4** Central Commercial District. See 28.09(5).

### Manufacturing Districts

- M1** Limited Manufacturing District. See 28.10(4).
- M2** General Manufacturing District. See 28.10(5).
- RPSM** Research Park – Specialized Manufacturing District. See 28.10(2).
- RDC** Research and Development Center District. See 28.10(6).
- SM** Specific Manufacturing District. See 28.10(3)

### Office Districts

- O-1** Limited Office-Residence District. See 28.085(2).
- O-2** Business and Professional Office District. See 28.085(3).
- O-3** Administrative Office District. See 28.085(4).
- O-4** Administrative Office and Research and Development District. See 28.085(5).

### Special Districts

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- C** Conservancy District. See 28.07(2). The Conservancy District is established to preserve and perpetuate certain natural areas. Development in this district is limited in character, although certain agricultural, commercial, educational and recreational uses are permitted in specific cases.
- A** Agriculture District. See 28.07(3). The Agriculture District is established to preserve, in agricultural use, lands suited to future urban development.
- PCD** Planned Community Development District. See 28.07(4).
- PUD** Planned Unit Development District. See 28.07(6).  
 → For both **PCD** and **PUD** zoning districts, the following additional suffixes are shown:
- **GDP** – General Development Plan (A general concept plan for the overall project)
  - **SIP** – Specific Implementation Plan (A detailed plan with the uses, architecture and site planning for a project or a portion thereof)
- W** Wetland District. See 28.07(7). The Wetland District is established to control building and development in designated wetlands in an effort to minimize adverse impacts in these ecologically sensitive areas.

### **Downtown Design Zones**

Design Zones are established to ensure that planned unit developments with residential components in the downtown area are compatible with selected site and building design attributes that help define the essential character and identity of the individual zones. A map with the specific boundaries of the Downtown Design Zones can be found in the Zoning Code.

- DDZ-1** Downtown Design Zone 1 (State Street area)
- DDZ-2** Downtown Design Zone 2 (Non-University properties generally bounded by Broom, Dayton, Lake and University)
- DDZ-3** Downtown Design Zone 3 (Langdon Street to Lk. Mendota from Lake to Frances)
- DDZ-4** Downtown Design Zone 4 (Langdon Street to Lk. Mendota from Frances west of Carroll)

### **Floodplain Overlay Districts**

Floodplain Overlay Districts are established to provide regulations for the use and development within designated lands adjacent to bodies of water that have been or may be hereafter covered by floodwater.

- F1** Floodway District. See 28.105(1).
- F2** Flood Fringe District. See 28.105(2).
- F3** General Floodplain District. See 28.105(3).
- F4** Flood Storage District. See 28.105(4).

### **Historic Overlay District**

Historic Overlay District suffixes are established to provide an effective means of identifying zoning lots which are either located within a designated Historic District or upon which a locally designated landmark is located. The applicable regulations of the Landmarks Code (MGO 33.19) apply to each designated zoning lot in addition to the applicable requirements of the principal zoning district classification.

- HIST-L** Designated Landmark. See 28.106(2).
- HIST-MH** Mansion Hill Historic District. See 28.106(3).

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<b>HIST-TL</b>	Third Lake Ridge Historic District. See 28.106(4).
<b>HIST-UH</b>	University Heights Historic District. See 28.106(5).
<b>HIST-MB</b>	Marquette Bungalow Historic District. See 28.106(6).
<b>HIST-FS</b>	First Settlement Historic District. See 28.106(7).

### **Wellhead Protection Overlay Districts**

Certain uses can seriously threaten or degrade groundwater quality. Wellhead Protection Overlay Districts are created within certain specified areas surrounding many City wells to protect municipal water supplies. A map with the specific boundaries of each overlay district can be found in the Zoning Code.

<b>WP-6</b>	Wellhead Protection District No. 6. See 28.107(13).
<b>WP-7</b>	Wellhead Protection District No. 7. See 28.107(17).
<b>WP-8</b>	Wellhead Protection District No. 8. See 28.107(18).
<b>WP-9</b>	Wellhead Protection District No. 9. See 28.107(10).
<b>WP-10</b>	Wellhead Protection District No. 10. See 28.107(19).
<b>WP-11</b>	Wellhead Protection District No. 11. See 28.107(20).
<b>WP-12</b>	Wellhead Protection District No. 12. See 28.107(14).
<b>WP-13</b>	Wellhead Protection District No. 13. See 28.107(21).
<b>WP-14</b>	Wellhead Protection District No. 14. See 28.107(11).
<b>WP-15</b>	Wellhead Protection District No. 15. See 28.107(8).
<b>WP-16</b>	Wellhead Protection District No. 16. See 28.107(22).
<b>WP-17</b>	Wellhead Protection District No. 17. See 28.107(23).
<b>WP-18</b>	Wellhead Protection District No. 18. See 28.107(15).
<b>WP-19</b>	Wellhead Protection District No. 19. See 28.107(24).
<b>WP-20</b>	Wellhead Protection District No. 20. See 28.107(25).
<b>WP-23</b>	Wellhead Protection District No. 23. See 28.107(26).
<b>WP-24</b>	Wellhead Protection District No. 24. See 28.107(16).
<b>WP-25</b>	Wellhead Protection District No. 25. See 28.107(27).
<b>WP-26</b>	Wellhead Protection District No. 26. See 28.107(7).
<b>WP-27</b>	Wellhead Protection District No. 27. See 28.107(28).
<b>WP-28</b>	Wellhead Protection District No. 28. See 28.107(29).
<b>WP-29</b>	Wellhead Protection District No. 29. See 28.107(9).
<b>WP-30</b>	Wellhead Protection District No. 30. See 28.107(12).